

City of Fox Lake
Planning Commission Minutes
March 3, 2021

The March 3, 2021 meeting of the City of Fox Lake Planning Commission was called to order by Chairman Tom Bednarek, at 5:45 p.m., in the community center. Roll call was taken with Peter Hartzheim, Gordon Gossink, Dan Casey, Kurtis Mersch, Josh Meyer and Tom Bednarek present. Giorgio Mazzolari was absent. Also attending were city administrator Dean Perlick and City Clerk Jenny Quirk. In the audience was Doug Buchda.

The clerk certifies all open meeting laws have been complied with.

Minute approval

Motion by Meyer, seconded by Hartzheim to approve the minutes of the September 2, 2020 Planning Commission, as typewritten. Motion carried with a voice vote.

Public comments

The Chairman opened the meeting to public comments on agenda items and other matters. No public comments were made by the public in the audience.

Open the public hearing on Ordinance No 2021-2

Motion by Hartzheim, seconded by Meyer to open public hearing on the request of the City of Fox Lake Redevelopment Authority (Ordinance No. 2021-2) to rezone the property located at N.W. corner of STH 33 and Linden Lane, parcel #226-1313-2632-002 (Lot 11, Algonquin Hills Subdivision) from R-1 One-Family Residence District to B-2 Business District. Doug Buchda spoke his concerns regarding rezoning of this lot neighboring his primary residence. Vote in favor Casey, Gossink, Hartzheim, Mersch, Meyer and Bednarek. Motion carried. Public hearing opened at 5:47 pm.

Close the public hearing on Ordinance No 2021-2

Motion by Hartzheim, seconded by Meyer to close public hearing on the request of the City of Fox Lake Redevelopment Authority (Ordinance No. 2021-2) to rezone the property located at N.W. corner of STH 33 and Linden Lane, parcel #226-1313-2632-002 (Lot 11, Algonquin Hills Subdivision) from R-1 One-Family Residence District to B-2 Business District. Motion carried with a voice vote. Public hearing closed at 6:07 pm.

Recommend/Not recommend Ordinance No 2021-1 to the City Council

Motion by Hartzheim to recommend to the City Council an amendment to the City's Comprehensive Plan, Map 8-2, Future Land Use Map (Ordinance No. 2021-1) changing the property located at N.W. corner of STH 33 and Linden Lane, parcel #226-1313-2632-002 (Lot 11, Algonquin Hills Subdivision) from Single Family and Two Family Residential to Commercial. In the absence of a second to the motion the motion failed.

Recommend/Not recommend Ordinance No 2021-2 to the City Council

Motion by Hartzheim to recommend to the City Council the request of the City of Fox Lake Redevelopment Authority (Ordinance No. 2021-2) to rezone the property located at N.W. corner of STH 33 and Linden Lane, parcel #226-1313-2632-002 (Lot 11, Algonquin Hills Subdivision) from R-1 One-Family Residence District to B-2 Business District. In the absence of a second to the motion the motion failed.

Open the public hearing on Ordinance No 2021-3

Motion by Hartzheim, seconded by Merch to open public hearing on the request of the City of Fox Lake Common Council to amend the text of the Fox Lake Zoning Code (Ordinance No. 2021-3) by requiring that fences in residential areas be setback at least three (3) feet from the property line. Vote in favor Gossink, Hartzheim, Mersch, Meyer and Bednarek. Casey abstained from voting. Motion carried. Public hearing opened at 6:14 pm.

Close the public hearing on Ordinance No 2021-3

Motion by Hartzheim, seconded by Gossink to close public hearing on the request of the City of Fox Lake Common Council to amend the text of the Fox Lake Zoning Code (Ordinance No. 2021-3) by requiring that fences in residential areas be setback at least three (3) feet from the property line. Vote in favor Hartzheim, Mersch, Meyer, Bednarek, Casey and Gossink. Motion carried. Public hearing closed at 6:17 pm.

Recommend/Not recommend Ordinance No 2021-3 to the City Council

Motion by Hartzheim, seconded by Gossink to recommend to the City Council to amend the text of the Fox Lake Zoning Code (Ordinance No. 2021-3) by requiring that fences in residential areas be setback at least three (3) feet from the property line. Vote in favor Mersch, Meyer, Bednarek and Gossink, Hartzheim. Casey abstained from voting. Motion carried.

With no other business to come for the Planning Commission, motion by Meyer, seconded by Hartzheim to adjourn. Motion carried with a voice vote. Meeting adjourned at 6:18 p.m.